

## MINUTES OF THE PLANNING BOARD MEETING OF JULY 30, 2007

**BOARD MEMBERS PRESENT:** Lane Adamson, Pat Bradley, Ann Schwend, Dorothy Davis, Kathy Looney, Eileen Pearce and Ed Ruppel.

**BOARD MEMBERS ABSENT:** Dave Maddison, John Lounsbury and Laurie Schmidt.

**OTHERS PRESENT:** Consulting Planner Dave DeGrandpre, Kevin Germain, Chris Leonard and County Commissioners Dave Schulz and Jim Hart.

**MOTION:** To approve the minutes of the June 25, 2007 meeting as presented. **Moved by:** Ed Ruppel, **seconded by:** Kathy Looney. **All voted aye.**

**President's Comments:** Ann announced that Bill Olson had resigned from the board and expressed disappointment that he had done so. Marilee added that she had spoken to Bill and he said that he needed to spend more time with his grandchildren and do other things in the community. He had also said that he would be happy to help with tours in the Big Sky area when the Planning Board needs them. Dave Schulz said that Bill had said that there are 2 individuals from the Big Sky area interested in being on the board, but that no one had sent in a letter expressing interest.

Ann read a thank-you note from Doris Fischer, former Madison County Planning Director, in which she expressed thanks for the party that was given for her and Staci, and for the work of the Planning Board in general. She also said that she hopes to see them at planning functions in the future.

### OLD BUSINESS

#### Madison Growth Solutions Process

Lane and Kathy reported the following on the Water Summit that was held in the Madison Valley under the guidance of Madison Growth Solutions.

- ✓ Geological, water and wetland information was given by experts in the fields.
- ✓ About 100 people attended.
- ✓ There will be a summary in The Madisonian this week. There will be an informational paper like the Madison Valley Growth Management Action Plan made available to the public.
- ✓ There will be a follow-up meeting in September.
- ✓ Presenters will have more time to do presentations next time in September. The presenter portion of the summit may go for 3 hours next time.
- ✓ Many of the attendees were domestic water users. People with water rights were not the ones in attendance. A lot of them were busy haying.
- ✓ The tour encompassed views of subdivisions, restored wetlands and agriculture, mainly on the Granger Ranches and Longhorn Ranch.
- ✓ Avocets took up residence in the wetlands right after the equipment was off of the property.
- ✓ There is a lot of money available for future wetland restoration projects.

#### Discussion Points

- ✓ How are we going to utilize the Madison Valley Growth Management Action Plan? *Use it as a resource as to specific ways of implementation which could lead to ordinances or regulations to address what people want to see happen. It is an outline for goals to potentially be achieved. Ideas have to come from the local level and then if the Board is in agreement, take the idea to the County Commissioners.*
- ✓ It seems like the Madison Valley Growth Management Action Plan is the people's opinion.

#### Planning Office Transition

- ✓ The position for Planning Director has been re-opened for applications as have Planner 1 and Planner 2. The ads state "open until filled".

- ✓ Ann read the list of places receiving the ads from the County Commissioners' office and Marilee read the list of those she had done from the Planning Office.
- ✓ Ann asked for replacements on the Planning Board Selection Committee and Kathy Looney and Pat Bradley volunteered.
- ✓ Commissioner Schulz reported that the Jefferson County Planner is willing to help us with some work.
- ✓ Marilee reported 14 pre-applications and 18 preliminary plats waiting in the files of the Planning Office. She said that there are also projects that are new and not in files yet and projects that have not come through the door, but there have been calls on.
- ✓ Jim Hart said that they will absolutely not be extending the Resolution for a Moratorium past September 4.
- ✓ Dave Schulz announced that at 10:00 a.m. on July 31, 2007, the deadline for applications for Lewis Stahl's Commissioner District #2 will be final. The County Commissioners are asking MACO for advice on how to proceed from here. Lewis Stahl's resignation will be effective upon installation of a new commissioner.

#### **Questions/Comments from Dave DeGrandpre, Consulting Planner**

- ✓ Is the Madison Growth Management Action Plan part of the Madison County Growth Policy? Yes.
- ✓ What is the value of an ODP? *It is easier to work under an overall umbrella. It provides a framework and vision of an area. You know what might be coming down the road.*
- ✓ There should be an incentive for developers to do this. It seems like developers really lock themselves in.
- ✓ Chris Leondard, Moonlight Basin- It triggered us to do a lot of work upfront. It also builds an element of trust between us and the Planning Board.
- ✓ Kevin Germain, Moonlight Basin – There is flexibility. We're not locked in.
- ✓ Should the county require that "road signs and house numbers be constructed and displayed" be a part of the subdivision covenants? *The Board and county overall does not like to get into covenants. They should not be required, but suggested.*
- ✓ Do you prefer that the whole addressing system for the development be done before submitting the project? Yes.  
*Marilee reported that the addressing scheme for each subdivision be done according to the County's calculation plan and ordinance and submitted with the application for the subdivision.*
- ✓ Do you ever ask for a donation for fire if there is a lack of equipment in the area fire station?
- ✓ Would you like another site visit to Bradley Creek? No.
- ✓ Can we schedule a preliminary plat hearing for Bradley Creek at the September Planning Board meeting on September 24? Yes.

#### **Planning Board Reports**

- ✓ Ann announced that Lane and Ann attended a visioning workshop put on by the Sonoran Institute in which they discussed how to develop a community visioning process.
- ✓ Ann attended a legislative committee meeting re: water as a result of HB304. They discussed DEQ's role in water and planning in which they only consider water quality and quantity. They do not consider availability or cumulative effects.
- ✓ Ann reported that the surface waters in Montana are all over-appropriated.
- ✓ Pat asked for the difference between 32 individual wells and one well to service that many households. *One of the advantages is with one spot you have only one place to monitor and you don't have the added problem of trying to find water for 32 individual homesites. With community systems it is easier to conserve water because it can be metered.*

**The meeting adjourned at 8:30 p.m.**